

**County of San Diego TIF Program**  
**JAMUL-DULZURA FEE SCHEDULE**

LAND USE CATEGORY	APPLICABLE FEE		
	Regional	Local	Total
<b>AGRICULTURE (OPEN SPACE)</b>	\$488 / acre	\$319 / acre	\$808 / acre
<b>AIRPORT</b>			
Commercial	\$17,081 / ksf	\$11,182 / ksf	\$28,263 / ksf
General Aviation	\$1,464 / acre	\$958 / acre	\$2,423 / acre
Heliports	\$24,402 / acre	\$15,974 / acre	\$40,376 / acre
<b>AUTOMOBILE</b>			
Car Wash			
Automatic	\$149,400 / acre	\$97,800 / acre	\$247,200 / acre
Self-serve	\$24,900 / wash stall	\$16,300 / wash stall	\$41,200 / wash stall
Gasoline			
with/Food Mart	\$28,685 / fueling space	\$18,778 / fueling space	\$47,462 / fueling space
with/Food Mart & Car Wash	\$27,788 / fueling space	\$18,191 / fueling space	\$45,979 / fueling space
Older Service Station Design	\$26,892 / fueling space	\$17,604 / fueling space	\$44,496 / fueling space
Sales (Dealer & Repair)	\$8,964 / ksf	\$5,868 / ksf	\$14,832 / ksf
Auto Repair Center	\$3,586 / ksf	\$2,347 / ksf	\$5,933 / ksf
Auto Parts Sales	\$10,757 / ksf	\$7,042 / ksf	\$17,798 / ksf
Quick Lube	\$7,171 /	\$4,694 /	\$11,866 /
Tire Store	\$4,482 / ksf	\$2,934 / ksf	\$7,416 / ksf
<b>CEMETERY</b>	\$1,245 / acre	\$815 / acre	\$2,060 / acre
<b>CHURCH (OR SYNAGOGUE)</b>	\$1,994 / ksf	\$1,306 / ksf	\$3,300 / ksf
<b>COMMERCIAL/RETAIL</b>			
Super Regional Shopping Center (More than 80 acres, more than 800,000 sq. ft., w/usually 3+ major stores)	\$8,715 / ksf	\$5,705 / ksf	\$14,420 / ksf
Regional Shopping Center (40-80 acres, 400,000-800,000 sq. ft. w/usually 2+ major stores)	\$11,081 / ksf	\$7,254 / ksf	\$18,334 / ksf
Community Shopping Center (15-40 acres, 125,000-400,000 sq. ft., w/usually 1 major store, detached restaurant(s), grocery and drugstore)	\$15,538 / ksf	\$10,171 / ksf	\$25,709 / ksf
Neighborhood Shopping Center  (Less than 15 acres, less than 125,000 sq. ft., w/usually grocery & drugstore, cleaners, beauty & barber shop, & fast food services)	\$23,306 / ksf	\$15,257 / ksf	\$38,563 / ksf
<b>Commercial Shops</b>			
Specialty Retail/Strip Commercial	\$8,466 / ksf	\$5,542 / ksf	\$14,008 / ksf
Electronics Superstore	\$10,583 / ksf	\$6,928 / ksf	\$17,510 / ksf
Factory Outlet	\$8,466 / ksf	\$5,542 / ksf	\$14,008 / ksf
Supermarket	\$31,748 / ksf	\$20,783 / ksf	\$52,530 / ksf
Drugstore	\$19,049 / ksf	\$12,470 / ksf	\$31,518 / ksf

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Convenience Market (15-16 hours)	\$105,825 / ksf	\$69,275 / ksf	\$175,100 / ksf
Convenience Market (24 hours)	\$148,155 / ksf	\$96,985 / ksf	\$245,140 / ksf
Convenience Market (w/gasoline pumps)	\$179,903 / ksf	\$117,768 / ksf	\$297,670 / ksf
Discount Club	\$12,699 / ksf	\$8,313 / ksf	\$21,012 / ksf
Discount Store	\$12,699 / ksf	\$8,313 / ksf	\$21,012 / ksf
Furniture store	\$1,270 / ksf	\$831 / ksf	\$2,101 / ksf
Lumber Store	\$6,350 / ksf	\$4,157 / ksf	\$10,506 / ksf
Home Improvement Superstore	\$8,466 / ksf	\$5,542 / ksf	\$14,008 / ksf
Hardware/Paint Store	\$12,699 / ksf	\$8,313 / ksf	\$21,012 / ksf
Garden Nursery	\$8,466 / ksf	\$5,542 / ksf	\$14,008 / ksf
Mixed Use: Commercial (w/supermarket)	\$23,282 / ksf	\$15,241 / ksf	\$38,522 / ksf
Mixed Use: Commercial/Residential	\$1,058 / unit	\$693 / unit	\$1,751 / unit
<b>EDUCATION</b>			
University (4 years)	\$598 / student	\$391 / student	\$989 / student
Junior College (2 years)	\$296 / student	\$194 / student	\$490 / student
High School	\$304 / student	\$199 / student	\$503 / student
Middle/Junior High	\$306 / student	\$200 / student	\$507 / student
Elementary	\$359 / student	\$235 / student	\$593 / student
Day Care	\$1,071 / child	\$701 / child	\$1,772 / child
<b>FINANCIAL</b>			
Bank (Walk-In only)	\$28,760 / ksf	\$18,827 / ksf	\$47,586 / ksf
with Drive-Through	\$38,346 / ksf	\$25,102 / ksf	\$63,448 / ksf
Drive-Through only	\$47,933 / lane	\$31,378 / lane	\$79,310 / lane
Drive-Through only (one-way)	\$23,966 / lane	\$15,689 / lane	\$39,655 / lane
Savings & Loan	\$11,504 / ksf	\$7,531 / ksf	\$19,034 / ksf
Drive-Through only	\$47,933 / lane	\$31,378 / lane	\$79,310 / lane
Drive-Through only (one-way)	\$23,966 / lane	\$15,689 / lane	\$39,655 / lane
<b>HOSPITAL</b>			
General	\$4,880 / bed	\$3,195 / bed	\$8,075 / bed
Convalescent/Nursing	\$732 / bed	\$479 / bed	\$1,211 / bed
<b>INDUSTRIAL</b>			
Industrial/Business Park (commercial included)	\$3,187 / ksf	\$2,086 / ksf	\$5,274 / ksf
Industrial Park (no commercial)	\$1,952 / ksf	\$1,278 / ksf	\$3,230 / ksf
Industrial Plant (multiple shifts)	\$2,415 / ksf	\$1,581 / ksf	\$3,996 / ksf
Manufacturing/Assembly	\$966 / ksf	\$632 / ksf	\$1,599 / ksf
Warehousing	\$1,208 / ksf	\$791 / ksf	\$1,998 / ksf
Storage	\$483 / ksf	\$316 / ksf	\$799 / ksf
Science Research & Development	\$1,932 / ksf	\$1,265 / ksf	\$3,197 / ksf
Landfill & Recycling Center	\$1,449 / acre	\$949 / acre	\$2,398 / acre
<b>LIBRARY</b>	\$10,956 / ksf	\$7,172 / ksf	\$18,128 / ksf
<b>LODGING</b>			

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LAND USE CATEGORY	APPLICABLE FEE		
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Hotel (w/convention facilities/restaurant)	\$2,390 / room	\$1,565 / room	\$3,955 / room
Motel	\$2,151 / room	\$1,408 / room	\$3,560 / room
Resort Hotel	\$1,912 / room	\$1,252 / room	\$3,164 / room
Business Hotel	\$1,673 / room	\$1,095 / room	\$2,769 / room
<b>MILITARY</b>	\$610 / person	\$399 / person	\$1,009 / person
<b>OFFICE</b>			
Standard Commercial Office (less than 100,000 sq. ft.)	\$4,781 / ksf	\$3,130 / ksf	\$7,910 / ksf
Large (High-Rise) Commercial Office (more than 100,000 sq. ft., 6+ stories)	\$4,106 / ksf	\$2,688 / ksf	\$6,794 / ksf
Office Park (400,000+ sq. ft.)	\$2,898 / ksf	\$1,897 / ksf	\$4,796 / ksf
Single Tenant Office	\$3,381 / ksf	\$2,214 / ksf	\$5,595 / ksf
Corporate Headquarters	\$1,691 / ksf	\$1,107 / ksf	\$2,797 / ksf
Government (Civic Center)	\$6,275 / ksf	\$4,108 / ksf	\$10,382 / ksf
Post Office			
Central/Walk-In Only	\$18,824 / ksf	\$12,323 / ksf	\$31,147 / ksf
Community (not including mail drop lane)	\$41,832 / ksf	\$27,384 / ksf	\$69,216 / ksf
Community (w/mail drop lane)	\$62,748 / ksf	\$41,076 / ksf	\$103,824 / ksf
Mail Drop Lane only	\$313,740 / lane	\$205,380 / lane	\$519,120 / lane
Mail Drop Lane only (one-way)	\$156,870 / lane	\$102,690 / lane	\$259,560 / lane
Department of Motor Vehicles	\$37,649 / ksf	\$24,646 / ksf	\$62,294 / ksf
Medical-Dental	\$11,205 / ksf	\$7,335 / ksf	\$18,540 / ksf
<b>PARKS</b>			
City (developed w/meeting rooms and sports facilities)	\$11,703 / acre	\$7,661 / acre	\$19,364 / acre
Regional (developed)	\$4,681 / acre	\$3,064 / acre	\$7,746 / acre
Neighborhood/County (undeveloped)	\$1,170 / acre	\$766 / acre	\$1,936 / acre
State (average 1000 acres)	\$234 / acre	\$153 / acre	\$387 / acre
Amusement (Theme)	\$18,725 / acre	\$12,258 / acre	\$30,982 / acre
San Diego Zoo	\$26,917 / acre	\$17,620 / acre	\$44,537 / acre
Sea World	\$18,725 / acre	\$12,258 / acre	\$30,982 / acre
<b>RECREATION</b>			
Beach, Ocean or Bay	\$135,954 / klf shore	\$88,998 / klf shore	\$224,952 / klf shore
Beach, Lake (fresh water)	\$11,330 / klf shore	\$7,417 / klf shore	\$18,746 / klf shore
Bowling Center	\$6,798 / ksf	\$4,450 / ksf	\$11,248 / ksf
Campground	\$906 / campsite	\$593 / campsite	\$1,500 / campsite
Golf Course	\$1,586 / acre	\$1,038 / acre	\$2,624 / acre
Driving Range only	\$15,861 / acre	\$10,383 / acre	\$26,244 / acre
Marinas	\$906 / berth	\$593 / berth	\$1,500 / berth
Multi-purpose (miniature golf, video arcade, batting cage, etc.)	\$20,393 / acre	\$13,350 / acre	\$33,743 / acre
Racquetball/Health Club	\$6,798 / ksf	\$4,450 / ksf	\$11,248 / ksf

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LAND USE CATEGORY	APPLICABLE FEE		
	Regional	Local	Total
Tennis Courts	\$3,625 / acre	\$2,373 / acre	\$5,999 / acre
Sports Facilities			
Outdoor Stadium	\$11,330 / acre	\$7,417 / acre	\$18,746 / acre
Indoor Arena	\$6,798 / acre	\$4,450 / acre	\$11,248 / acre
Racetrack	\$9,064 / acre	\$5,933 / acre	\$14,997 / acre
Theaters (multiplex w/matinee)	\$16,534 / ksf	\$10,823 / ksf	\$27,357 / ksf
<b>RESIDENTIAL</b>			
Estate, Urban or Rural	\$2,898 / unit	\$1,897 / unit	\$4,796 / unit
(average 1-2 DU/acre)			
Single Family Detached	\$2,415 / unit	\$1,581 / unit	\$3,996 / unit
(average 3-6 DU/acre)			
Condominium	\$1,932 / unit	\$1,265 / unit	\$3,197 / unit
(or any multi-family 6-20 DU/acre)			
Apartment	\$1,449 / unit	\$949 / unit	\$2,398 / unit
(or any multi-family units more than 20 DU/acre)			
Military Housing (off-base, multifamily)			
(less than 6 DU/acre)	\$1,932 / unit	\$1,265 / unit	\$3,197 / unit
(6-20 DU/acre)	\$1,449 / unit	\$949 / unit	\$2,398 / unit
Mobile Home			
Family	\$1,208 / unit	\$791 / unit	\$1,998 / unit
Adults Only	\$725 / unit	\$474 / unit	\$1,199 / unit
Retirement Community	\$966 / unit	\$632 / unit	\$1,599 / unit
Congregate Care Facility	\$605 / unit	\$396 / unit	\$1,001 / unit
<b>RESTAURANT</b>			
Quality	\$21,912 / ksf	\$14,344 / ksf	\$36,256 / ksf
Sit-down, high turnover	\$35,059 / ksf	\$22,950 / ksf	\$58,010 / ksf
Fast Food (w/drive-through)	\$142,428 / ksf	\$93,236 / ksf	\$235,664 / ksf
Fast Food (without drive-through)	\$153,384 / ksf	\$100,408 / ksf	\$253,792 / ksf
Delicatessen (7am-4pm)	\$32,868 / ksf	\$21,516 / ksf	\$54,384 / ksf
<b>TRANSPORTATION</b>			
Bus Depot	\$6,225 / ksf	\$4,075 / ksf	\$10,300 / ksf
Truck Terminal	\$2,490 / ksf	\$1,630 / ksf	\$4,120 / ksf
Waterport/Marine Terminal	\$42,330 / berth	\$27,710 / berth	\$70,040 / berth
Transit Station (Light Rail w/parking)	\$74,700 / acre	\$48,900 / acre	\$123,600 / acre
Park & Ride Lots	\$99,600 / acre	\$65,200 / acre	\$164,800 / acre
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